

**PROJECT NO. CIP 95-622 CITY HALL REMODEL – ADA UPGRADES
AMEND THE AWARDED CONSTRUCTION CONTRACT**

Recommendation:

It is recommended that the City Council:

1. Amend the construction contract with Corona Constructors to include ADDITIVE ALTERNATES Nos. 1, 2, 7 and 9 listed below from the project specifications book.
 - 1.1 ADDITIVE ALTERNATIVE NUMBER (1) mechanical screen in the amount of \$9,880.
 - 1.2 ADDITIVE ALTERNATIVE NUMBER (2) Council Chambers upgrade in the amount of \$198,874.
 - 1.3 ADDITIVE ALTERNATIVE NUMBER (7) City Hall re-roofing in the amount of \$48,805.
 - 1.4 ADDITIVE ALTERNATIVE NUMBER (9) leasing temporary modular units in the amount of \$143,969.
2. Approve the Professional Services Agreement with Gillis & Associates to provide construction administration in the amount of \$12,900.
3. Amend the Professional Services Agreement with Concept Marine Associates, Inc. to include an additional \$55,000 for providing construction management services for an anticipated duration beyond their eight month contract.
4. Appropriate additional funding of \$1,086,933 from the following funds to CIP 95-622 to provide the total funding required for the project:

General Fund	\$ (16,489)
CDBG Fund	301,665
Building Improvement Fund	52,568
Equipment Replacement Fund	449,189
Capital Improvement Fund	300,000
Total	\$1,086,933

5. Authorize the Mayor to sign an agreement with Jules Seltzer Associates to furnish furniture for Council Chambers, workstation modulars and appurtenances within the approved budget.
6. Delete Alternates Nos. 3 and 6 from Corona Constructors bid proposal.
7. Authorize the City Manager to issue change orders within the approved budget.

Background:

On August 28, 2001, Council awarded the contract for Project No. CIP 95-622 City Hall Remodel – ADA Upgrades to Corona Constructors in the base bid amount of \$849,648. At that time Council directed Staff to bring this item back before Council for approval of the Alternates and other appropriations.

Analysis:

Staff negotiated with the contractor in an attempt to reduce the cost of the Alternates. The contractor reviewed the costs and determined, based on the materials specified and the scope of work, no reduction in cost can be given to the City for the proposed Alternates. Also, the possibility of reducing the cost of changes to the Council Chambers were reviewed and it appeared that the architectural and engineering fees for the changes would offset any real savings in that area.

Professional services are needed during the construction from Gillis and Associates Architects to review all shop drawings, provide site visits and respond to requests for information by the general contractor and subcontractors.

In addition, the services of Concept Marine will be required to continue throughout the life of the project as they provide construction management, deputy inspections and structural testing.

Details of Alternates:

- The City departments must be relocated to temporary facilities provided by the contractor prior to construction, therefore, Staff recommends the approval of ADDITIVE ALTERNATE NUMBER 9.
- The existing furniture and files for each department must be moved to temporary facilities by a moving contractor prior to construction, therefore, Staff recommends the approval of requested funding.
- The City requires all private developers to provide screening around the mechanical equipment on the roof, therefore, Staff recommends the approval of ADDITIVE ALTERNATE NUMBER 1.
- The existing roof is very old and has experienced leakage, therefore, Staff recommends the approval of ADDITIVE ALTERNATE NUMBER 7.
- ADDITIVE ALTERNATE NUMBER 2 is recommended due to Council's desire to upgrade the Council Chambers. This multi-purpose room is used for the following functions:
 - Alcohol Beverage Control Hearings
 - Staff Environmental Review
 - Public Works project meetings
 - Planning Commission Meetings
 - Parks & Recreation Commission Meetings
 - Public Works Commission
 - Personnel Testing
 - Various department meetings-not identified as to content
 - Special Council meetings in addition to regularly scheduled meetings
 - Hearings
 - Group employee meetings as needed
- The purchase of new workstation modulares are an essential part of this remodel project, without it the project would not be complete. Proposal and specifications are available for review in the City Engineering office.
- Including ADDITIVE ALTERNATE NUMBER 3 is not to the City's advantage because the City will receive better material by not taking the reduction in bid price by \$1,040, therefore, it is not recommended.
- ADDITIVE ALTERNATE NUMBER 6 is not recommended because having a sink in the foyer is a potential nuisance attraction, messy and may be a liability because the City does not have a custodian during the day to keep the area clean and dry.

Response to City Council's questions regarding the underground vault:

The decision to install the pedmount transformer at the proposed location was based on cost effectiveness. If the City anticipates developing the site of the proposed transformer location, there is the option of installing the transformer in an underground vault. According to the representatives at Southern California Edison, the cost would range from \$50,000 to \$60,000. If this option were selected, an additional appropriation of \$60,000 would be required.

Fiscal Impact:

Additional funding allocations are needed for other work directly related to this project. Without them the project can not be completed.

Description	Estimated Cost
Base Bid	\$ 849,648
Alternates	401,528
Professional Services	70,000
Workstation Modulares & Appurtenances	300,000
Television Station Equipment	75,000
Window coverings	5,000
Moving	6,000
Subtotal	1,707,176
10% Contingency	170,718
CDBG Administration	14,438
Construction Mgmt. Contract Balance	129,214
Total	2,021,546
Allocated budget	(934,613)
Additional appropriation needed	\$1,086,933

CIP No. 95-622 Funding Sources:

General Fund	\$ 272,428
Building Improvement Fund	154,031
CDBG Fund	440,624
Equipment Replacement Fund	532,189
Capital Improvement Fund	622,274
Total	\$2,021,546

Alternatives:

1. Approve Staff's recommendation.
2. Approve ADDITIVE ALTERNATE NUMBER 9 and allow the construction to begin while deciding on the other Alternatives.